



## TOWN COUNCIL – AGENDA REQUEST FORM

THIS FORM WILL BECOME PART OF THE BACKGROUND INFORMATION USED BY THE COUNCIL AND PUBLIC

Please submit Agenda Request Form, **including back up information**, 8 days prior to the requested meeting date. **Public Hearing requests must be submitted 20 days prior to requested meeting date to meet publication deadlines** (exceptions may be authorized by the Town Manager, Chairman/Vice Chair).

### MEETING INFORMATION

Date Submitted: May 9, 2016

Date of Meeting: May 26, 2016

Submitted by: Town Manager Eileen Cabanel

Department:

Time Required: 15 minutes

Speakers:

Background Info.

Supplied:

Yes: ☒

No: ☐

### CATEGORY OF BUSINESS (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Appointment: ☐

Recognition/Resignation/  
Retirement: ☐

**Public Hearing:** ☐

Old Business: ☐

New Business: ☒

Consent Agenda: ☐

Nonpublic: ☐

Other: ☐

### TITLE OF ITEM

Disposal of Tax Deeded Properties

### DESCRIPTION OF ITEM

The Town Council to consider the disposal of tax deeded properties, pursuant to RSAs 80:88, 80:89 and 80:90.

### REFERENCE (IF KNOWN)

RSA:

80:88, 80:89  
and 80:90

Warrant Article:

Charter Article:

Town Meeting:

Other:

N/A

### EQUIPMENT REQUIRED (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Projector: ☐

Grant Requirements: ☐

Easel: ☐

Joint Meeting: ☐

Special Seating: ☐

Other: ☐

Laptop: ☐

None: ☐

### CONTACT INFORMATION

Name: Eileen Cabanel

Address: 6 Baboosic Lake Road

Phone Number: 424-2331

Email Address: ecabanel@merrimacknh.gov

### APPROVAL

Town Manager: Yes ☒ No: ☐

Chair/Vice Chair: Yes ☐ No: ☐

**TAX COLLECTOR'S DEED**  
**KNOWN ALL MEN BY THESE PRESENTS**

That I, Diane Trippett, Tax Collector for the Town of Merrimack, in the County of Hillsborough and the State of New Hampshire, for the year 2013 by the authority in me vested by the laws of the State, and for consideration received by the Town of Merrimack, located at Town Clerk/Tax Collector, 6 Baboosic Lake Road, Merrimack, NH 03054, do hereby sell and convey to the Town of Merrimack, a certain tract or parcel of land situated in the Town of Merrimack, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2013 to:

**D'ALESSIO JANET**  
and described in the invoice books as:

Map: 006A-2

Lot: 000144


Sublot: 000000

Located At 7 RICHARDS RD

Consisting of 0.230 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of  
Deeds in Book 7964, Page 413.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 04/08/2016, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal, the 4 day of May in the year  
of our Lord 2016.

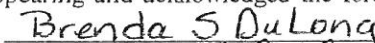


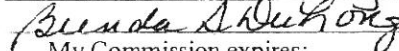
Diane Trippett

Tax Collector, Merrimack

State of New Hampshire, County of Hillsborough, On May 4, 2016

Diane Trippett, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

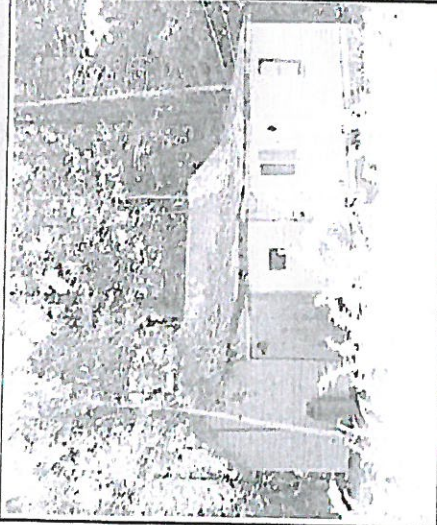


, Notary / J.P.  
My Commission expires: \_\_\_\_\_

**BRENDA S. DuLONG, Notary Public**  
**My Commission Expires March 7, 2017**

OWNER INFORMATION				SALES HISTORY				PICTURE																																																												
Date	Book	Page	Type	Price	Grantor																																																															
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2344 BUTLER ST APT 7																																																																				
EASTON, PA 18042-5395																																																																				
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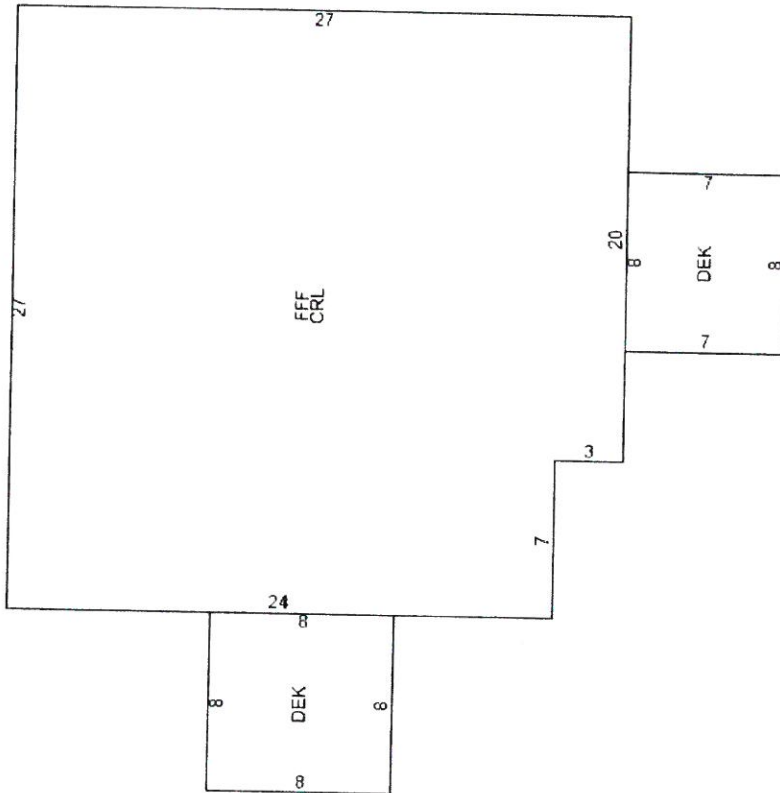


	<b>OWNER</b> <b>D'ALESSIO JANET</b> 2344 BUTLER ST APT 7 EASTON, PA 18042-5395		<b>TAXABLE DISTRICTS</b> <table border="1"> <tr> <th>District</th> <th>Percentage</th> </tr> <tr> <td>Merrimack Village</td> <td>% 100</td> </tr> </table>	District	Percentage	Merrimack Village	% 100	<b>BUILDING DETAILS</b> Model: 1 STORY CAMP-SEAS Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD Int: MINIMUM/PLYWOOD PANEL Floor: PINE/SOFT WD Heat: WOOD/COAL/NONE Bedrooms: 3 Baths: 0.5 Extra Kitchens: Fixtures: A/C: No Fireplaces: Generators: Quality: B1 AVG-10 Com. Wall: Size Adj: 1.3755 Base Rate: RCP 55.00 Bldg. Rate: 0.9285 Sq. Foot Cost: \$ 51.07			
	District	Percentage									
Merrimack Village	% 100										
<b>PERMITS</b> <table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td colspan="4"> </td> </tr> </tbody> </table>			Date	Permit ID	Permit Type	Notes					
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BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	708	1.00 708
CRL	CRAWL SPACE	708	0.05 35
DEK	DECK/ENTRANCE	120	0.10 12
GLA:	708	1,536	755

2011 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 38,558	
Year Built:		1958	
Condition For Age:	FAIR	22 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		22 %	
Building Value:		\$ 30,100	



# TITLE V TAXATION

## CHAPTER 80 COLLECTION OF TAXES

### Real Estate Tax Liens

#### Section 80:88

##### **80:88 Distribution of Proceeds From the Sale of Tax-Deeded Property. –**

I. Notwithstanding any other provision of law, for any sale by a municipality of property which is acquired by tax deed on or after the effective date of this section, the municipality's recovery of proceeds from the sale shall be limited to back taxes, interest, costs and penalty, as defined in RSA 80:90.

II. If there are excess proceeds over and above the amount of municipal recovery permitted under paragraph I:

(a) Within 60 days of settlement by the purchaser or purchasers of the property sold, the municipality shall file a bill of interpleader with the superior court for the county in which the property is located, naming the former owner or owners, and all persons having a recorded interest in the property as defendants, and paying to the court all amounts over and above those entitled to be retained.

(b) The municipality shall also be entitled to retain its reasonable costs and attorneys' fees for the preparation and filing of the petition.

(c) The court shall issue such orders of notice as are necessary, and shall make such disposition of the funds as it finds appropriate, based upon ownership and lienholder interests at the time of the tax deed.

(d) The municipality shall be deemed to have a continuing interest in said funds, and in default of valid claims made by other parties, such funds shall be decreed to be the property of the municipality, free and clear of any remaining liability.

III. No bill of interpleader shall be necessary under subparagraph II(a) if, at the time of the tax deed execution, there were no record lienholders, and only one record owner or joint owners, and such former owner or owners are easily identified and located, in which case the excess proceeds shall be paid to such owner or owners.

**Source.** 1998, 238:2. 2007, 184:1, eff. Aug. 17, 2007.

# TITLE V TAXATION

## CHAPTER 80 COLLECTION OF TAXES

### Real Estate Tax Liens

#### Section 80:89

##### **80:89 Notice to Former Owner and Opportunity for Repurchase. –**

I. At least 90 days prior to the offering for sale by a municipality of property which is acquired by tax deed on or after the effective date of this section, the municipal governing body or its designee shall send notice by certified mail, address service requested, return receipt requested, to the last known post office address of the owner of the property at the time of the tax deed, if known, or to the person to whom notice of the impending tax deed was given under RSA 80:77. The notice shall set forth the terms of the offering and the right of the former owner or owners to repurchase the property, as set forth in paragraph II. Copies of any such notice shall also be sent by certified mail, return receipt requested, to any mortgagee to whom notice of the impending tax deed was sent under RSA 80:77-a. For any notice sent pursuant to this paragraph, \$10 may be added to the municipality's "costs" as defined in RSA 80:90. In this section, an "offering for sale" means the authorization by the municipality's governing body to its designee to sell the property.

II. Within 30 days after the notice required by paragraph I, or if no such notice is received, at any time within 3 years after the date of recording the tax deed, any former owner of the property may give notice by certified mail, return receipt requested, of intent to repurchase the property from the municipality, and stating that such owner is ready, willing, and able to pay all back taxes, interest, costs and penalty, as defined in RSA 80:90. If all such back taxes, interest, costs and penalty have not been actually tendered within 15 days of such notice of intent to repurchase, the municipality may proceed with its offering and dispose of the property without any interest by the former owner.

III. The deed from the municipality upon such repurchase shall convey the municipality's interest in the property, or such portion as has not been previously disposed of by the municipality, to all record former owners in the same proportional undivided interests as the former owners of record.

IV. The former owners' title upon repurchase shall be subject to any liens of record against the property as of the time of the tax deed to the municipality, and subject to any leases, easements, or other encumbrances as may have been granted or placed on the property by the municipality. In the case of multiple former owners, any owner paying more than a proportional share of the purchase price to the municipality shall have a lien against the other owners for the amount of the excess paid.

V. A notice of intent to repurchase under this section may also be filed by the holder of any recorded mortgage interest in the property which was unredeemed as of the date of the tax deed. Upon payment the property shall be deeded as provided in paragraph III, but the mortgagee shall be entitled to add the amount paid to the municipality to the amount due under the mortgage.

VI. Conveyances to a former owner under this section shall not be subject to the real estate transfer tax under RSA 78-B.

VII. The duty of the municipality to notify former owners and to distribute proceeds pursuant to RSA 80:88, and the former owners' right of repurchase under this section shall terminate 3 years after the date of recording of the deed.

# TITLE V TAXATION

## CHAPTER 80 COLLECTION OF TAXES

### Real Estate Tax Liens

#### Section 80:90

##### **80:90 Definitions. –**

I. For purposes of RSA 80:88 and 80:89, the phrase "back taxes, interest, costs and penalty" shall include all of the following:

(a) All taxes assessed but unpaid as of the date of the tax deed, together with all taxes which would thereafter otherwise have been assessed against such property based on its valuation, but for its ownership by the municipality.

(b) All statutory interest actually accrued on all back taxes as of the date of the tax deed, together with all statutory interest which would otherwise thereafter have accrued on all taxes listed in subparagraph (a), but for the property's ownership by the municipality.

(c) All allowable statutory fees charged for notice and recording in connection with the tax collection process.

(d) All legal costs incurred by the municipality in connection with the property, including those connected with the municipality's sale or the former owner's repurchase.

(e) All incidental and consequential costs as are reasonably incurred or estimated to be incurred by the municipality in connection with its ownership and disposition of the property, including but not limited to insurance, maintenance, repairs or improvements, and marketing expenses.

(f) An additional penalty equal in amount to 15 percent of the assessed value of the property as of the date of the tax deed, adjusted by the equalization ratio for the year of the assessment.

II. For purposes of RSA 80:88 and 80:89, "former owner" shall mean any person in whom title to the property, or partial interest therein, was vested at the time of the tax deed, and shall include any heir, successor, or assign of any former owner, provided, however, that any person to whom a former owner has attempted to convey or assign any interest, lien, or expectancy in the property subsequent to the date of the tax deed shall not be deemed a former owner.

**Source.** 1998, 238:2. 2007, 42:2, eff. July 20, 2007.





## TOWN OF MERRIMACK INTER-DEPARTMENT COMMUNICATION

**DATE:** May 24, 2016

**AT (OFFICE):** Department of Public Works

**FROM:** Kyle Fox, P.E. *KF*  
Director of Public Works

**SUBJECT:** 7 Richards Road, Merrimack

**TO:** Eileen Cabanel  
Town Manager

The Town Council will be discussing the disposal of the tax deeded property at 7 Richards Road (6A2-144) at their May 26, 2016 meeting. Public Works recommends that the property remain in town ownership for use in support of future drainage and or sewer infrastructure.

The Baboosic Lake area drainage improvements project is (and has been since its inception in 2009) the number one priority in the Public Works Drainage Master Plan. Little work has been accomplished on the project due to the large cost and the lack of land to site drainage infrastructure. The parcel at 7 Richards Road would increase the land owned by the town in the area by 0.23 acres. The town currently owns 11 parcels of land in the area totaling 2.88 acres. The parcel in question abuts the town owned parcel at 5 Richards Road. Together, the two parcels total 0.34 acres.

The primary goal of the proposed drainage improvements in the area is protection of water quality in Baboosic Lake. Should the Town Council allow the conservation Commission to own the property, the water quality goal would be improved by the removal of the impervious area on the subject lot and the prevention of additional impervious area being constructed. Should this direction be pursued, Public Works would likely approach the Conservation Commission in the future for permission to install stormwater infrastructure on the parcel (i.e. detention basin).

Should you have any questions please let me know,

Kyle

**CC:** Sharon Marunicz, HR Coordinator  
Rebecca Thompson, Executive Secretary  
File



**MOTION to place the property located at 7 Richards Road, Tax Map Parcel 6A-2/144, acquired by the Town by Tax Deed, for sale by auction with a minimum bid amount**